

HIGHLAND COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF
SECTIONS 33, TOWNSHIP 1N, RANGE 1E,
LEON COUNTY, FLORIDA
AND LYING WITHIN THE CITY LIMITS
OF TALLAHASSEE, FLORIDA

PLAT BOOK _____, PAGE _____

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SUBJECT PROPERTY LOCATED IN
ZONE X AS PER F.I.R.M. MAP
#1207300315 D, DATED:
NOVEMBER 19, 1997
LEON COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF LEON

Know all men by these presents that Tallahassee Highland Development, Inc., the owner in fee simple of the land shown hereon, platted as HIGHLAND COMMERCIAL SUBDIVISION, a tract of land lying in Section 33, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

Begin at a set nail and cap (No.6988) marking the Southeast corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; thence run North 89 degrees 54 minutes 43 seconds West along the Section Line to found Axle, a distance of 799.29 feet; thence run North 00 degrees 31 minutes 03 seconds East to a found 5/8 inch rebar with aluminum cap (No.2649), a distance of 307.77 feet; thence run North 00 degrees 28 minutes 30 seconds East to a found 4 inch by 4 inch concrete monument (No.1254), a distance of 237.01 feet; thence run South 89 degrees 53 minutes 32 seconds East (Bearing-Base) to a point of intersection with the Westerly right-of-way of Capital Circle Northeast, a distance of 777.53 feet; thence run along the said Westerly right-of-way of Capital Circle Northeast as follows: thence South 00 degrees 29 minutes 00 seconds West, a distance of 31.68 feet; thence run South 89 degrees 31 minutes 00 seconds East, a distance of 21.55 feet; thence run South 00 degrees 28 minutes 35 seconds West, a distance of 295.12 feet; thence run North 89 degrees 30 minutes 52 seconds West, a distance of 16.58 feet; thence run South 00 degrees 29 minutes 08 seconds West, a distance of 35.00 feet; thence run South 89 degrees 30 minutes 52 seconds East, a distance of 16.58 feet; thence run South 00 degrees 28 minutes 35 seconds West back to the POINT OF BEGINNING, a distance of 182.56 feet; containing 9.96 acres, more or less;

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage, stormwater management facilities, and other purposes incident thereto as shown hereon;
- Reserving, however, the Reversion(s) should the same be renounced, disclaimed, thereof abandoned, or the use thereof discontinued as prescribed by law by appropriate official action by the proper officials having charge or jurisdiction thereof;

THIS THE _____ DAY OF _____ A.D., 2002.

AUTHORIZED SIGNATURE
SOHEIL AKHAVAN, PRESIDENT

WITNESS

STATE OF FLORIDA
COUNTY OF LEON
THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,
THIS _____ DAY OF _____ A.D. 2002.

LAND USE ADMINISTRATOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEON

Before me this _____ day of _____
A.D. 2002, personally appeared Soheil Akhavan, President
of Tallahassee Highland Development, Incorporated,
who is personally known to me or who provided an
identification and acknowledged that they executed the
foregoing dedication freely and voluntarily for the uses
and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Signed _____

Print _____

My Commission Expires: _____

Commission Number: _____

TALLAHASSEE CITY COMMISSION

THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES
THIS PLAT THIS _____ DAY OF _____ A.D., 2002.

MAYOR _____ CITY ATTORNEY _____

CITY ENGINEER _____ CITY-TREASURER/CLERK _____

CLERK OF THE CIRCUIT COURT

BOB INZER
Accepted for files and recorded this _____ day of _____
A.D., 2002, in Plat Book _____ Page _____
(By) _____

(Deputy) Clerk of Circuit Court, Leon County, Florida

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES.

BERTIE L. ANGLIN
CITY LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER #2296

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made under my
responsible direction and supervision, is a correct
representation of the land surveyed, that the Permanent
Reference Monuments and the Permanent Control Points have
been set and that the survey data and representation
complies with Chapter 177, Florida Statutes, Chapter
61G17-6, Florida Administrative Code, or the qualifying
certification in accordance with Section 177.091(8),
Florida Statutes.

CHARLIE C. PETERSON
Surveyor and Mapper Florida Certificate No. 4792
1348 VICKERS DRIVE, TALLAHASSEE, FL 32303

Date Signed _____

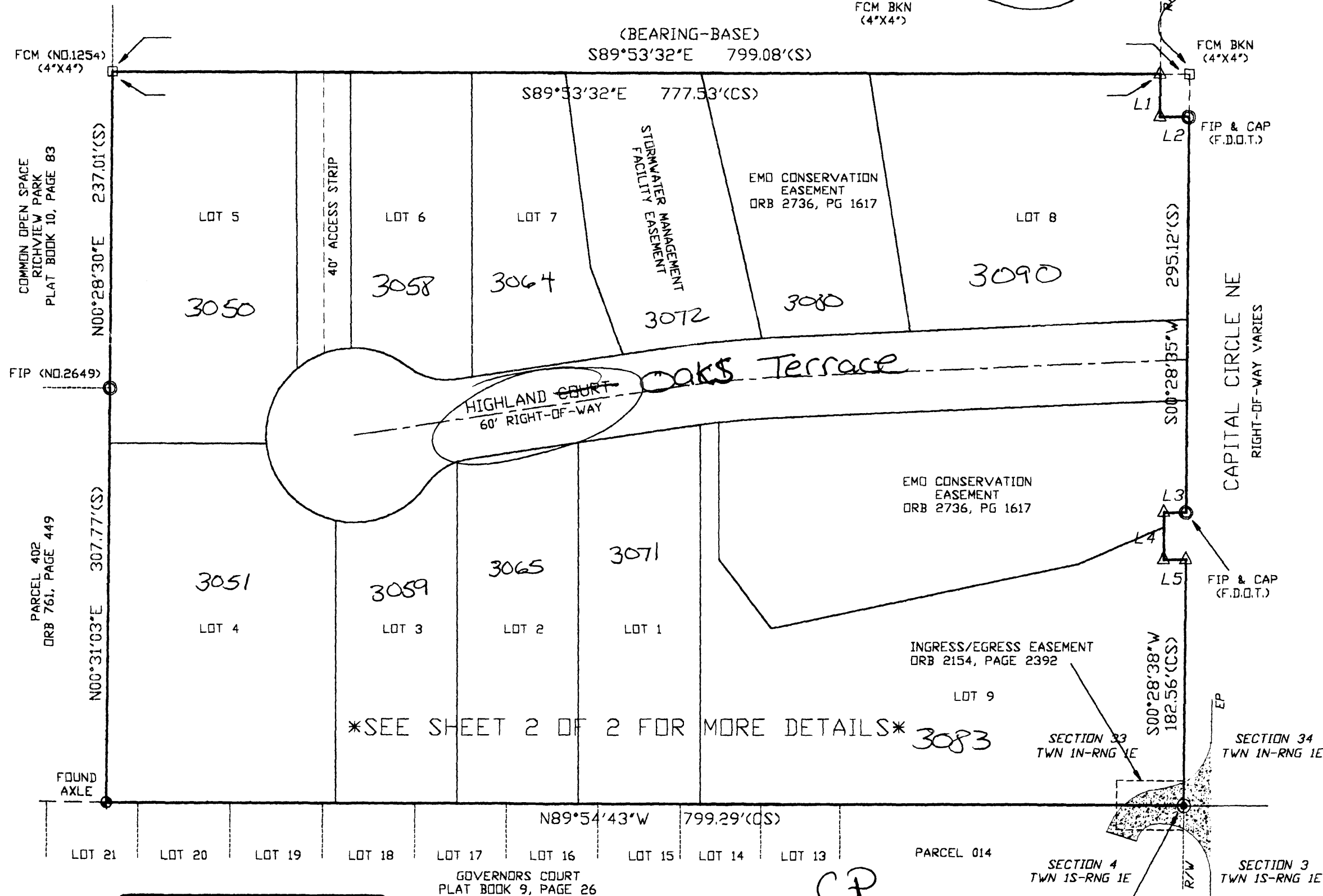
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PARCEL 411
ORB 1546, PG 2393



LINE	BEARING	DISTANCE
L1(S)	S00°29'00"W	31.68'
L2(S)	S89°31'00"E	21.55'
L3(S)	N89°30'52"W	16.58'
L4(S)	S00°29'08"W	35.00'
L5(S)	S89°30'52"E	16.58'

Minimum Setback
Front 25'
Side 0'
Side/Corner 25'
Rear 10'

per mike
11-33-88

NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- (BEARING-BASE) is the DEED LINE of the North Boundary of that certain tract of land as recorded in Official Record Book 999, Page 1518 of the Public Records of Leon County, Florida;
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility easements and drainage easements.
- An iron rebar with plastic cap "LB 6988" HAS BEEN SET at all corners unless otherwise stated.
- The 40-foot Access Strip, as shown hereon, is owned by Tallahassee Highland Development, Inc.

CHARLIE C. PETERSON & ASSOCIATES, INC.
Professional Land Surveyor Florida Certificate No. LB6988
1348 Vickers Drive - Tallahassee Florida 32303
PHONE: (850)- 562-9333, FAX: (850)-562-9576

REVISION DATE: --- JOB NO. 95234 DRAWN BY: SKD
DATE OF FIELD WORK: 04/30/02 FILE NO. 95243 SHEET: 1 OF 2

LEGEND			
L = ARC LENGTH	EP = EDGE OF PAVEMENT	PG = PAGE	RNG = RANGE
BLK = BLOCK	FB = FIELD BOOK	PRM = PERMANENT REFERENCE MONUMENT	RES. = RESIDENCE
BKN = BROKEN	FEE = FINISHED FLOOR ELEVATION	PLT = PLAIN TOP	R/W = RIGHT OF WAY
CD = CALCULATED DEED	FCM = FOUND CONCRETE MONUMENT	PT = PIN TOP	SEC. = SECTION
CP = CALCULATED PLAT	(4" x 4")	(P) = PLAT	SCM = SET CONCRETE MONUMENT(4"x4")
CS = CALCULATED SURVEY	FIP = FOUND IRON PIPE/PIN	P.B. = PLAT BOOK	SIP = SET IRON PIN(5/8")
C = CENTERLINE	FPP = FOUND PINCHED PIPE	POB = POINT OF BEGINNING	SNC = SET NAIL AND CAP/DISK
DELTA = CENTRAL ANGLE	FNC = FOUND NAIL AND CAP/DISK	POC = POINT OF COMMENCEMENT	(S) = SURVEY
C = CHORD	FTC = FOUND TERRA COTTA	PC = POINT OF CURVATURE	TWN = TOWNSHIP
CONC. = CONCRETE	GLO = GOVERNMENT LAND OFFICE	PLS = PROFESSIONAL LAND SURVEYOR	P.C.P. = PERMANENT CONTROL POINT
(D) = DEED	H.O.A. = HOMEOWNERS ASSOCIATION	R = RADIUS	
DW = DRIVEWAY	ORB = OFFICIAL RECORD BOOK		

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT AND/OR A NAIL WITH METAL DISK AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A NAIL AND METAL DISK AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR LOT CORNERS ARE MARKED WITH A 5/8" X 24" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.